

LesterCampbell

PROPERTY SOLICITORS

SALE OF RESIDENTIAL PROPERTY PRICE LIST

Sale Price	Fee	VAT @ 20%	Land Registry Title	Smart Form Fee (x 2) inc. VAT@20%	Perfect Portal App Fee inc. VAT@20%	Thirdfort App Fee ppp inc. VAT @ 20%	TOTAL
< £99,999.99	£795.00	£159.00	£6.00	£6.50	£5.81	£17.94	£990.25
£100,000.00 to £299,999.99	£845.00	£169.00	£6.00	£6.50	£5.81	£17.94	£1,050.25
£300,000.00 to £399,999.99	£895.00	£179.00	£6.00	£6.50	£5.81	£17.94	£1,110.25
£400,000.00 to 499,999.99	£945.00	£189.00	£6.00	£6.50	£5.81	£17.94	£1,170.25
£500,000.00 to £749,999.99	£995.00	£199.00	£6.00	£6.50	£5.81	£17.94	£1,230.25
£750,000.00 to £999,999.99	£1,095.00	£219.00	£6.00	£6.50	£5.81	£17.95	£1,350.25
£1m and over	0.11%	@ 20%	£6.00	£6.50	£5.81	£17.94	

Leasehold Fee

The above fees include all work incidental to a usual **freehold** transaction. If the property is **leasehold** a leasehold fee of £195.00 plus VAT will also be payable.

Why are leasehold transactions more expensive?

The higher fee for leasehold transactions reflects the additional work incidental to checking the Lease, obtaining replies to leasehold enquiries from landlords, management companies and managing agents, apportioning ground rent and services charges on completion and negotiating retention clauses where service charges are based on estimated costs. Please note additional fees are likely to be payable to whoever collects your ground rent and/or service charges for supplying the required information.

Land Registry Documents

The amount quoted is for a copy of the registered title and title plan. Additional documents may be required at a cost of £3.00 per document.

What is the Smart Form Fee?

The Smart Form Fee is a fee payable for technology which enables you to complete and sign the standard Property Information Form and Fixtures and Fittings List electronically. Use of the technology helps to speed up transaction times. Postal forms are available if preferred. The fee is £3.25 per person so the table.

What is the Perfect Portal Case Tracking App Fee?

The Perfect Portal App Fee is payable for an app which enables you to keep track of your case. Key stage updates will be provided via the App to you and those connected with your case.

Thirdfort ID Check

We will ask you to submit identification documents via an app created by Thirdfort. The cost of a standard ID check is £14.95 plus vat per person.

Additional information is available on request.

Bank Transfer Fee

Same day bank transfers are £40.00 plus VAT per transfer. Mortgages will usually require a same day bank transfer and we will return surplus funds to your account on the day of completion by same day transfer unless you request a free BACS payment, which takes up to 3 working days to clear.

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Additional Fee Guide

Additional fees will be payable for the following works which are **outside the scope of a typical sale**:

Additional Fee Guide	Fee	VAT @ 20%	Total
Adapting documents for electronic signature; price per document <i>(Fee payable to a 3rd party supplier)</i>	£2.00	£0.40	£2.40
Adapting deeds for electronic signature; price per document <i>(Fee payable to a 3rd party supplier)</i>	£4.00	£0.80	£4.80
Service of a Notice to Complete should buyer fail to complete on completion	£100.00	£20.00	£120.00
Redemption of additional charge or removal of a restriction	£150.00	£30.00	£180.00
Transfer of a share of freehold alongside a leasehold sale	£150.00	£30.00	£180.00
Management company restrictions (on freehold property) and additional work incidental thereto	£150.00	£30.00	£180.00
Sale of unregistered land/preparation of an Epitome of Title	£195.00	£39.00	£234.00
Redemption of equity mortgage	£295.00	£59.00	£354.00
Preparation of a Sworn Statement in connection with a title defect	£195.00	£39.00	£234.00
Applying for an SDLT Surcharge Reclaim alongside a sale	£195.00	£39.00	£234.00
Staircasing (acquiring further shares in a shared ownership before sale)	£495.00	£99.00	£594.00
Redemption (includes porting) of an Islamic Mortgage	£395.00	£79.00	£474.00
Approving a Deed of Variation to correct a Lease Defect	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00
Drafting or negotiating an Exclusivity Agreement	£795.00	£159.00	£954.00
Preparing a new Lease or Transfer of Part for a Sale of Part <i>(except that this may be waived for a simple transfer of garden land)</i>	£995.00	£199.00	£1194.00
Extending a Lease term by agreement with the Landlord alongside a sale	£995.00	£199.00	£119.00

Should you have any queries in relation to possible additional fees contact us.